150.0	0006	0003.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	700,900 / 700,900
					USE VALUE:	700,900 / 700,900
					ASSESSED:	700,900 / 700,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		KENILWORTH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STRAND ANN M
Owner 2:	SHAPIRO STEPHEN J
Owner 3:	
Street 1:	18 KENILWORTH ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	STRAND ANN M -
Owner 2:	-
Street 1:	18 KENILWORTH ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Vinyl Exterior and 1092 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	220,900		480,000	700,900
Total Card	0.138	220,900		480,000	700,900
Total Parcel	0.138	220,900		480,000	700,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 641.85 | /Parcel: 641.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	99422
GIS Ref	
GIS Ref	
Insp Date	06/09/18

!11781!

PREVIOUS ASSESSMENT

Parcel ID: 150.0-0006-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	221,000	0	6,000.	480,000	701,000	701,000	Year End Roll	12/18/2019
2019	101	FV	192,700	0	6,000.	450,000	642,700	642,700	Year End Roll	1/3/2019
2018	101	FV	192,700	0	6,000.	372,000	564,700	564,700	Year End Roll	12/20/2017
2017	101	FV	192,700	0	6,000.	342,000	534,700	534,700	Year End Roll	1/3/2017
2016	101	FV	192,700	0	6,000.	312,000	504,700	504,700	Year End	1/4/2016
2015	101	FV	180,500	0	6,000.	306,000	486,500	486,500	Year End Roll	12/11/2014
2014	101	FV	180,500	0	6,000.	284,400	464,900	464,900	Year End Roll	12/16/2013
2013	101	FV	179,500	0	6,000.	270,600	450,100	450,100		12/13/2012

PRINT

Date	Time
12/11/20	01:55:00

LAST REV

Date	Time
06/18/18	11:30:06
mmcmakin	
11781	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STRAND ANN M,	56577-524		3/9/2011	Convenience	1	No	No		
SHANLEY DONALD	22580-228		11/4/1992			No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/14/2012	1165	Wood Dec	26,000	C				
6/3/2011	540	Re-Roof	6,370					
10/4/2007	900	Redo Kit	42,000			G9	GR FY09	re-do bath also
11/5/2003	951	New Wind	2,000					

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/2018	MEAS&NOTICE	HS	Hanne S
7/31/2013	Measured	JBS	JOHN S
4/11/2013	Info Fm Prmt	EMK	Ellen K
12/3/2008	Meas/Inspect	372	PATRIOT
2/1/2000	Inspected	263	PATRIOT
12/7/1999	Mailer Sent		
11/19/1999	Measured	268	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	99422
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	80.	1.00	9									480,000						480,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 480,000 | Spl Credit | Total: 480,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99742496
Adj $ / SQ:	141.385
Other Features:	71684
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	300202
Depreciation:	79253
Depreciated Total:	220949

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

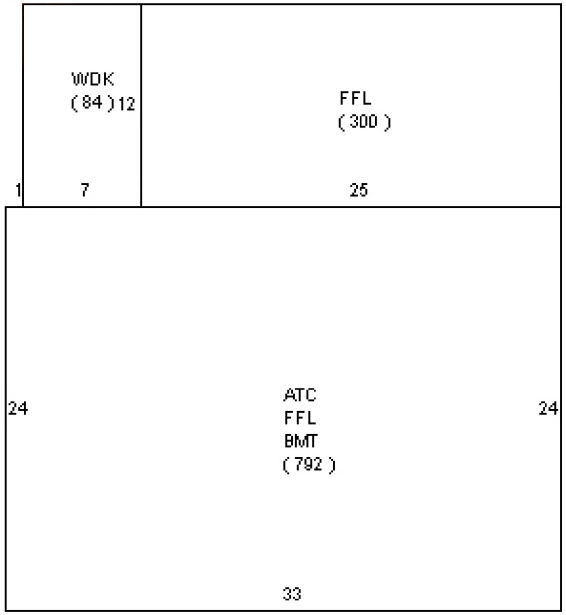
No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	141.38
Special Features:	0	Val/Su Net:	98.40
Final Total:	220900	Val/Su SzAd	161.34

SKETCH



Sum Area By Label :
ATC = 792
FFL = 1092
BMT = 792
WDK = 84

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,092	141.380	154,392
BMT	Basement	792	42.420	33,593
ATC	Attic	277	141.380	39,192
WDK	Deck	84	15.960	1,341

Net Sketched Area:	2,245		Total:		228,518
Size Ad	1369.1999	Gross Are	2760	FinArea	1092

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

150.0-0006-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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